THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34452-09-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me this 26th day of September, 2018. Notary Public My Commission Expires: 7-5-21

CANDICE A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

Karen Y Johnson Davidson County
Batch# 146221 **DEEDWARR**
09/27/2018 03:25:11 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00

20180927-0096043

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Patrick Clougherty, Alison Clougherty 725 Hill Road Brentwoood, TN 37027	New Owner	Map and Parcel No.: 160 00 0 201 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy D. White and wife, J. Evette White** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Alison Clougherty and Patrick Clougherty,** wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 725 Hill Road, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, theirs heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BR-18 725

IN WITNESS WHEREOF, Grantors have executed this instrument on the 26th day of September, 2018.

Timothy D. White

J. Evette White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy D. White and J. Evette White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2018.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Lots 1 & 2, Walnut Ridge, Amending Recorded Plat "Zone Lot Division" Lots 1A, 1B, 2A & 2B as of record in Plat Book 8250, page 222, amending Plat Book 6250, page 516 and Plat Book 6200, page 201, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy D. White and wife, J. Evette White by deed dated June 30, 1993 from Maxine L. Bivins of record in Book 8999, page 566, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 160 00 0 201 00.
2. Restrictive Covenants contained in an instrument of record in Book 6250, page 516, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 8250, page 222, amending Plat Book 6250, page 516 and Plat Book 6200, page 201, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 10116, page 301, Register's Office for Davidson County, Tennessee.
5. Restrictive Covenant for Detached Structure of record in Instrument No. 20020225-0023911, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.